

SCHUNK MINOR SUBDIVISION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 27, T65N R84W, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER BETWEEN SECTIONS 27 AND 28;

THENCE N0°31'07"E ALONG THE CENTERLINE OF A COUNTY ROAD (SAID CENTERLINE BEING THE SECTION LINE BETWEEN SECTIONS 27 AND 28), 508.65 FEET TO A POINT;

THENCE N88°07'29"E, 543.34 FEET ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 189, PAGE 20, BOOK OF DEEDS, TO THE TRUE POINT OF BEGINNING;

THENCE N87°48'28"E, 129.63 FEET ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN BOOK 189, PAGE 20;

THENCE N38°16'07"E, 203.30 FEET ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN BOOK 189, PAGE 20;

THENCE N89°04'33"W, 61.38 FEET ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN BOOK 189, PAGE 20;

THENCE N0°17'44"W, 280.87 FEET ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 189, PAGE 18, TITLED TRACT NO. 2;

THENCE S89°28'45"E, 241.28 FEET TO A POINT;

THENCE S01°33'45"E, 103.71 FEET ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 191, PAGE 44;

THENCE S88°56'47"E, 207.00 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 191, PAGE 44;

THENCE S81°22'12"E, 115.48 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 191, PAGE 44;

THENCE S0°38'21"W, 163.60 FEET ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 189, PAGE 18, TITLED TRACT NO. 1;

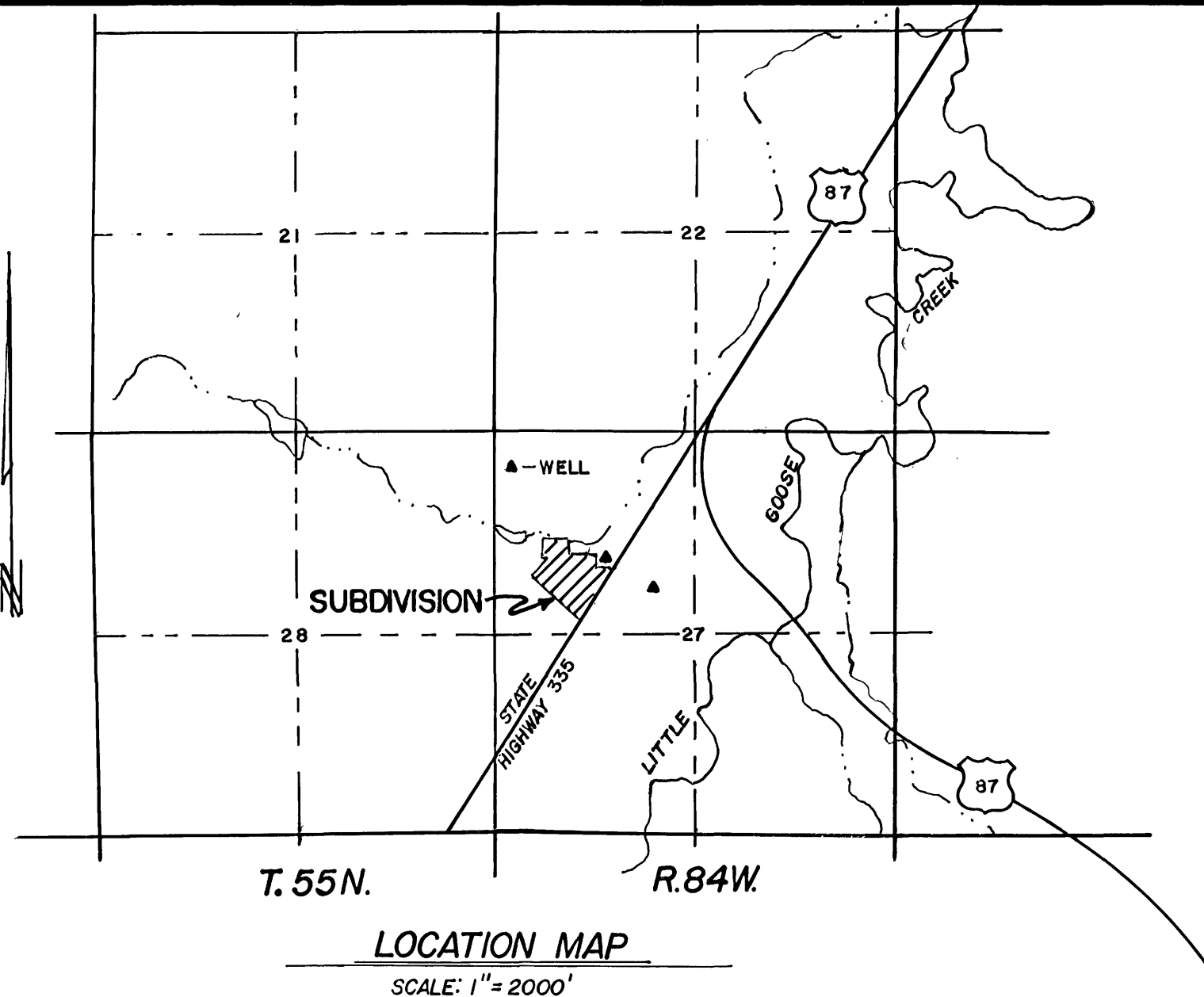
THENCE S89°19'51"E, 207.04 FEET ALONG THE SOUTH LINE OF SAID TRACT NO. 1 TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 335;

THENCE S32°20'55"W, 768.83 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO A POINT;

THENCE N51°10'42"W, 684.80 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.62 ACRES.

BASIS OF BEARINGS IS A MEAN OF THE RECORD OF THE FIVE ADJOINING PARCELS



LOCATION MAP
SCALE: 1" = 2000'

PLANNING COMMISSION APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 19th DAY OF April, 1983. ATTEST:

Ralph Foster Co. Clerk

Chairman of the Sheridan County Planning Commission

SHERIDAN COUNTY BOARD OF COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY THIS 19th DAY OF April, 1983. ATTEST:

Margaret Lewis Clerk of the Board

W.B. Fitch Chairman

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:00 PM O'CLOCK THIS 21st DAY OF April, 1983, AND RECORDED IN PLAT BOOK NO. 26953 ON PAGE 1.

NO. 26953

FEE 50.00

Margaret Lewis County Clerk

DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I, DAVID M. GRAHAM, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF SCHUNK MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION.

David M. Graham
DAVID M. GRAHAM - REGISTERED LAND SURVEYOR NO. 529

CERTIFICATE OF OWNER

THE ABOVE OR FOREGOING SUBDIVISION OF SECTION 27 TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 10.62 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS SCHUNK MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 20th DAY OF April, 1983, BY:

Augusta L. Schunk
AUGUSTA L. SCHUNK - OWNER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 1983, BY Augusta L. Schunk

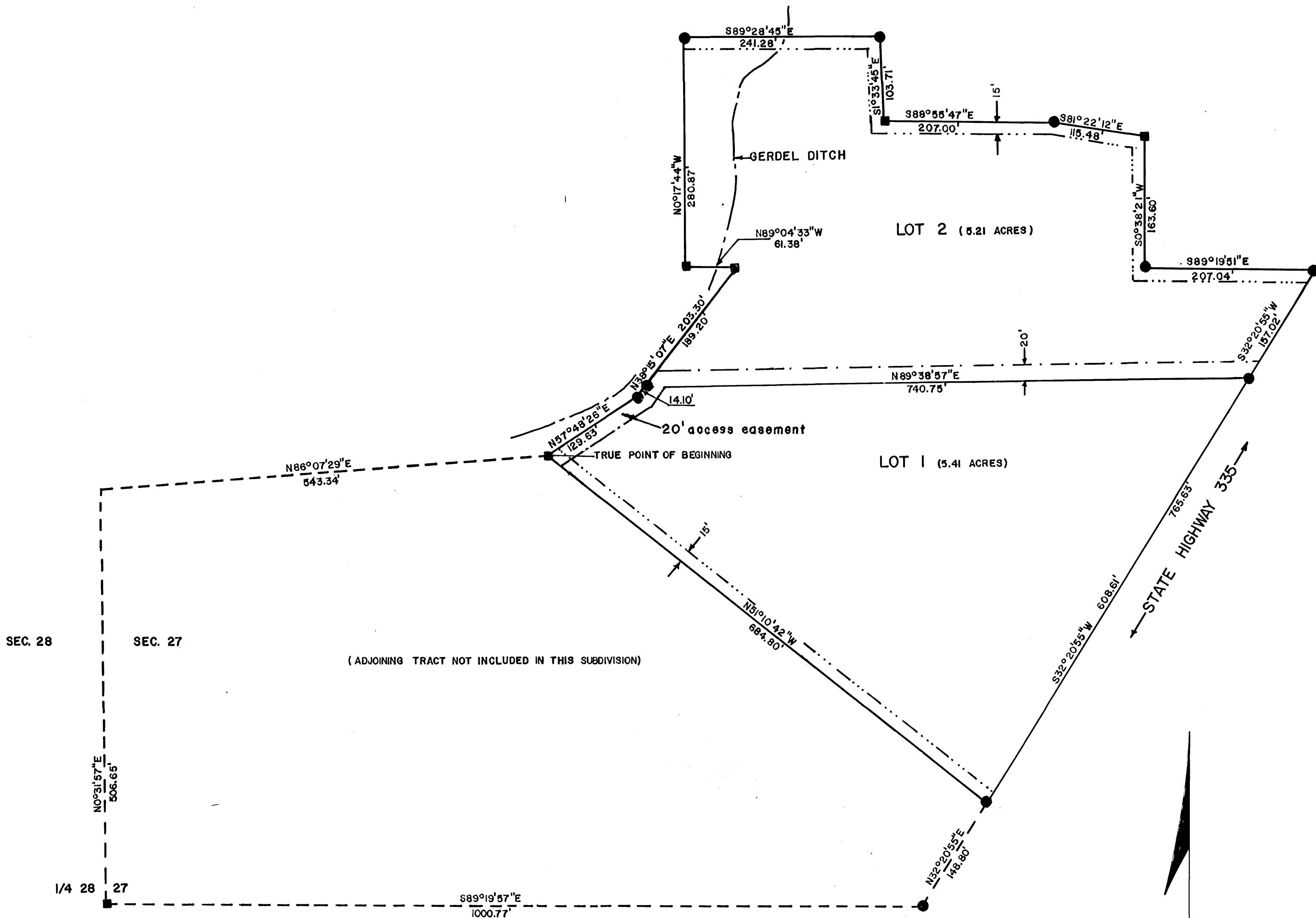
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES June 25, 1983

Notary Public

DEDICATIONS AND GENERAL NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED DOMESTIC WATER SOURCE.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. IF AND WHEN CENTRAL OR PUBLIC WATER OR SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL HOOK UP TO THE SYSTEM.
5. SOILS TESTING NOT REQUIRED FOR A MINOR SUBDIVISION.
6. ALL DEDICATED ROADWAYS, STREETS, PUBLIC GROUNDS, INCLUDING THE FIFTEEN FOOT UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR POLES, WIRES, PIPES, AND CONDUITS FOR HEATING, LIGHTING, ELECTRICITY, GAS TELEPHONES, SEWER, WATER, CATV, OR OTHER PUBLIC OR QUASI-PUBLIC UTILITY SERVICE PURPOSES, TOGETHER WITH THE RIGHT OF ENTRY AT ANY TIME FOR THE PURPOSE OF FURTHER CONSTRUCTION AND REPAIR.
7. THE SOUTH TWENTY FEET OF LOT 2 AS SHOWN ON THIS PLAT IS DEDICATED AS AN ACCESS EASEMENT, FOR THE PURPOSES OF INGRESS AND EGRESS, TO THE OWNERS OF THE PROPERTY WEST OF LOT 2.
8. ANY FUTURE SUBDIVISION OF ANY OF THESE TWO LOTS WILL REQUIRE A SOILS REPORT.
9. NO TEST WELLS HAVE BEEN DRILLED.
10. IF THE FIRST BUYER HAS SEARCHED FOR AND NOT FOUND AN ADEQUATE SUPPLY OF POTABLE WATER WITHIN TWELVE MONTHS THE SELLER WILL BE OBLIGATED TO BUY THE LOT BACK AT THE ORIGINAL PRICE.
11. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION.
12. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARDS TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.

SCALE: 1" = 100'



Partial Vocation 4-29-99 Bk 405 Pg 260

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